



The City of West University Place

A Neighborhood City

ZONING BOARD OF ADJUSTMENT
MUNICIPAL BUILDING
3800 UNIVERSITY BOULEVARD
REGULAR MEETING MINUTES
May 24, 2018
6:30 pm

I.	MEMBERS PRESENT:	Steven Segal (voting), Bruce Beneke (voting), Donald Yurewicz (voting), David Kuykendall (voting) and Sylvette Bobb (voting)
II.	MEMBERS ABSENT:	Sandy Hellums-Gomez, Edward Nikonowicz, Janet Parisi and Sergio Amelio
III.	STAFF PRESENT:	Martye Kendrick, Legal Counsel; Debbie Scarcella, City Planner and Josie M. Hayes, Administrative Coordinator
IV.	CALL TO ORDER:	6:30 pm.

Agenda Item	Discussion	Action
1 Call the meeting to order. Notices, Rules, Etc.	Steven Segal called the meeting to order at 6:32 p.m. Steven Segal asked each member to briefly introduce themselves and state if they are voting or nonvoting. Josie M. Hayes, Administrative Coordinator, stated that all notices were posted in accordance with state and local requirements. Steven Segal then described the hearing procedures. Swearing in of witnesses.	Bruce Beneke moved to accept that all notices were properly posted and distributed for this meeting. Second by Sylvette Bobb. Ayes: Steven Segal, Bruce Beneke, Donald Yurewicz, David Kuykendall and Sylvette Bobb. Motion Carried. Steven Segal administered the oath to all witnesses.
2 Swearing in of ZBA Members and Selection of a Vice-Chairman.	Swearing in of ZBA members and Selection of Vice-Chairman.	Marty Kendrick, Legal Counsel swore in all ZBA members. A Vice-Chairman will be selected at the next meeting.
3 Docket No. 2018-0002, regarding property at 5608 and 5610 Community, West University Place, Texas 77005 (Variance) a. Public hearing regarding a request for a	The applicant in Docket 2018-0002, RL Legend Equity Co, Inc, has requested a variance to Chapter 5, Table 5-100 for minimum building site dimensions and square footage for a new building site. John Wawrose, the representative for RL Legend Equity Co presented their request for the variance. Mr. Wawrose stated he	Motion to close the evidentiary portion of the hearing was made by Sylvette Bobb. Second by Donald Yurewicz. Ayes: Steven Segal, Bruce Beneke, Donald Yurewicz, David Kuykendall and Sylvette Bobb. Motion carried. After deliberations Bruce Beneke made a motion to deny the variance to Article 5,





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<p>special exception.</p> <p>b. Deliberation, decisions, other action, etc. regarding the preceding matters.</p>	<p>felt the variance request is to the benefit of the public interest and it will relieve hardship on the other members of the nearby community and the hardship of the owners of the lots in question.</p> <p>Staff did not receive any correspondence letters in favor or against the application.</p> <p>Citizen speaking in favor of the application were:</p> <p>Thomas Beard, 5628 Community Dr., Lang Fu, 4207 Lehigh St., Alida Drewes, 6112 Fordham St. and Richard Andrews, 4259 Emory St.</p> <p><u>Background Information:</u></p> <p>The property located at 5608 and 5610 Community Dr. is located in an FS-3 zoning district and consists of Lots 21, 22 and 23 of Block 1, College Court Place subdivision. In 1974 building permits were obtained and structures built on Lot 21 and ½ of Lot 22 and ½ of Lot 22 and Lot 23. The structures remain on the property today. The original platted lots were 50' x 116'. When the structures were built, two building sites were created from the three platted lots with a width of 75'. The applicant would like to divide and combine the two building sites to make three new building sites and build three new single-family dwellings on the building sites.</p> <p><u>Staff Response:</u></p> <p>The city recompiled the zoning regulations and adopted new minimum building site dimensions for the SF-3 zoning district in 1987. In an effort to help control density issues, the new minimum building site dimensions were prescribed as 75' x 110' with each site containing at least 8,250 square feet. The current building sites meet this regulation. The applicant is asking to</p>	<p>Table 5-1, allowing for the reconfiguration of two building sites to create three new building sites that do not meet the minimum dimensions. Seconded by Donald Yurewicz. Ayes: Steven Segal, Bruce Beneke, Donald Yurewicz, David Kuykendall and Sylvette Bobb. Motion Denied (5-0).</p>
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		<p>divide the two building sites and create three new building sites of 50' x 116', containing 5,800 square feet. When the initial developer built the house on one and one-half lots, new building sites were created that differ from the subdivision plat. To divide them now would again create "new" building sites and these new building sites must meet the minimum dimensions for width and square footage.</p> <p>Table 5-1 of Section 5-100 of the zoning regulations establishes the minimum dimensions for a building site. For new building sites, in addition to the minimum dimensions, there is a note to the table, Note 3, which is applicable. The division of these properties to create new building sites does not fall into one of the three criteria listed.</p>	
4	<p>Docket No. 2018-0003, regarding property at 3006 Sunset Blvd., West University Place, Texas 77005 (Special Exception)</p> <p>a. Public hearing regarding a request for a special exception.</p> <p>b. Deliberation, decisions, other action, etc. regarding the preceding matters.</p>	<p>The applicant in Docket 2018-0003, Monica Ybarra, has requested a special exception to allow an additional curb cut in the side yard setback to accommodate a semi-circular driveway. Sam Brisendine, the representative for Monica Ybarra presented their request for the special exception. Mr. Brisendine stated by allowing the special exception, it will allow the owner to benefit from two curb cuts like other residents, provide the owner with equal parking opportunities available to other residents, provide the owner with off-street parking reasonably close to a door to the resident. The formal parking entry faces Sunset Blvd., but as long as parking nearby is restricted on Sunset Blvd., guest parking along Belmont St. will be far more convenient.</p> <p>Staff did not receive any correspondence letters in favor or against the application.</p> <p>Citizens speaking in favor of the application was:</p>	<p>Motion to close the evidentiary portion of the hearing was made by Donald Yurewicz. Second by Bruce Beneke. Ayes: Steven Segal, Bruce Beneke, Donald Yurewicz, David Kuykendall and Sylvette Bobb. Motion Carried.</p> <p>After deliberations, Bruce Beneke made a motion approve the special exception to Table 7-5a, Note 5 to allow an additional curb cut in the side yard setback to accommodate a semi-circular driveway. Seconded by Sylvette Bobb. Ayes Steven Segal, Bruce Beneke, Donald Yurewicz, David Kuykendall and Sylvette Bobb. Motion Carried (5-0).</p>



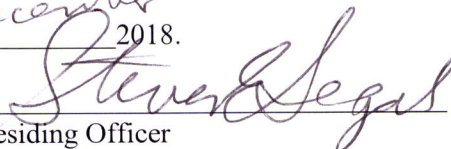


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		<p>Alida Drewes, 63112 Fordham St.</p> <p><u>Background Information:</u> The property at 3006 Sunset Blvd. is located in an SF-3 zoning district at the northwest corner of Sunset Blvd. and Belmont St. Directly across the street on the southwest corner is Weir (Sunset) Park. There is no parking allowed in front of the park on both sides of the street. The applicant is seeking a special exception to construct a semi-circular driveway on the side street along Belmont St.</p> <p><u>Staff Response:</u> Table 7-5a limits the number of curb cuts to one per building site in a single family district. There is an exception that authorizes additional curb cuts of which can be a semicircular driveway that meets the minimum requirements of Chapter 70, "Street Areas and Public Spaces", specifically Section 70-27 regarding curb cuts and driveways. Section 70-27 requires that the curb cuts be located along the front street line for a semi-circular driveway. The driveway configuration complies with all of the other requirements.</p>	
5	Meeting Minutes.	Approval of meeting minutes of October 27, 2016, January 26, 2017 and June 22, 2017.	Donald Yurewicz moved to approve the October 27, 2016, January 26, 2017 and June 22, 2017 minutes. Second by Steven Segal. Ayes: Steven Segal, Bruce Beneke, Donald Yurewicz, David Kuykendall and Sylvette Bobb. Motion Carried.
	Adjournment.	The meeting was adjourned at 7:42 pm.	David Kuykendall moved to adjourn the meeting. Second by Sylvette Bobb. Ayes: Steven Segal, Bruce Beneke, Donald Yurewicz, David Kuykendall and Sylvette Bobb. Motion Carried.

APPROVED THIS 20 DAY OF December 2018.


Presiding Officer

ATTEST: Josie M. Hayes
Josie M. Hayes, Public Works Administrator Coordinator

